

STAFFORD COUNTY
AGRICULTURAL AND PURCHASE OF DEVELOPMENT
RIGHTS COMMITTEE MINUTES
May 23, 2011

The meeting of the Stafford County Agricultural and Purchase of Development Rights Committee for Monday, May 23, 2011, was called to order at 7:00 p.m. by Chairman Tom Coen in the County Administration Conference Room of the County Administration Building.

Members Present: Coen, Adams, Clark, McClevey, and Hunt

Members Absent: O'Hara

Staff Present: Neuhard, Baker and Knighting

Guests Present: Art Hart

1. Call to Order

Mr. Coen: Okay it is the bewitching hour.

Ms. Knighting: Mr. Coen.

Mr. Coen: Here.

Ms. Knighting: Mr. Hunt.

Mr. Hunt: Here.

Ms. Knighting: Mrs. Clark.

Mrs. Clark: Here.

Ms. Knighting: Mr. McClevey.

Mr. McClevey: Here.

Ms. Knighting: Mr. O'Hara is absent. Mr. Adams.

Mr. Adams: I am here.

Ms. Knighting: You have a quorum.

Mr. Coen: Alright. Okay the first order of business is approval of minutes for the March 28th meeting. Are there any additions, corrections, deletions or alterations?

2. Approval of Minutes

- March 28, 2011

Mr. Hunt: I move for approval.

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Mr. Coen: Okay, we have a motion. Is there a second?

Mr. Adams: Second.

Mr. Coen: Alright, any discussion? Seeing none all those in favor of approving the minutes say aye.

Mr. Adams: Aye.

Mr. Hunt: Aye.

Mrs. Clark: Aye.

Mr. McClevey: Aye.

Mr. Coen: Aye. All opposed. Okay passes unanimously. We move to staff update. Hi staff.

3. Staff update

- Virginia United Land Trust Conference, May 31-June 2

Mrs. Baker: I was just going to hand out the... I was not sure if everybody got my email previously about the Virginia United Land Trust Land Conservation Conference next week. It is three days and I just brought the conference schedule if anybody was interested. I think the official close out was today if you wanted to sign up, but I know they have some last minute...

Mr. Adams: Is anybody from staff here going?

Mrs. Baker: We cannot go, I can't go and I know Mike Lott can't go this year. But typically they will post everything from the conference after the fact. So once they do that I will be happy to share any of the information. But you can see what kind of sessions they are having. Which some of them are very pertinent to us, baseline documentation and easement monitoring. You know there are just a variety of programs that are offered during the three day conference. They do have the PDR Managers meeting as well on Wednesday and if I do go that's the only thing that I am going to be able to attend so I may just go down for the day for that or for the morning for that. Otherwise that was all I had on that.

Mr. Coen: Okay. And then if memory serves me this is the state funding basically.

Mrs. Baker: The state...

Mr. Coen: You know like the matching funding and all of that is part of this.

Mrs. Baker: They discuss pieces of it, yes.

Mr. Coen: Okay.

Mrs. Baker: It is more overall needs and includes all types of conservation throughout the state.

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Mr. Coen: Okay, thank you very much. Next is PDR financing.

- PDR Financing

Mr. Neuhard: In the budget there are appropriation instruments this year. They have given to PDR the delta between the rollback and what was budgeted for the rollback. So this year we budgeted eighty thousand, they are predicting they could do better than this, they could do worse but I doubt it, about a hundred and thirty thousand in rollback taxes this year. So we would have about fifty thousand out of this year or more to go to matching funds in PDR. So I think that is a good start because it is part of policy now and we will be getting that from year to year and we can continue to work to see, but at least there is some form of, if you want to call it, dedicated funding that we never had before. So that's a big victory.

Mrs. Clark: At what... I think it is awesome... at what point in time does that money actually roll into PDR, at the end of fiscal year?

Mr. Neuhard: Well, what happens we look at it on a quarterly basis. So we will be watching to see if we are on target or not. If we are on target most likely it would be the end of the fiscal year. If we are ahead of target or something we could possibly do it earlier. But we will know... by mid-year we usually know pretty well where we are going to be and we could be making some plans for that. We are going to do that like we did... remember we pieced together for our first one pieces from all sorts of places. We will be holding that in an accounting account, if you will. It is all in the same bank but it will be held off for you in coming years.

Mrs. Baker: And I guess one thing that we might need to make a determination as we get closer to the fall that is when the application deadlines are for the state. It is usually October time frame. And all that is, really, you have to certify that you have got the funds. And so we could assess it at that point, but as you know, actually needing to use those funds comes towards the end of that whole process. So that is something we can talk about as it gets closer to that...

Mrs. Clark: And it is so exciting.

Mr. Neuhard: That does not exclude us from going back and asking if we think things look good here or, better, we can always go back and ask for some additional general fund money. Depending on how things are going, if we need a little bit to bring together an amount that we were looking for, for this go around. Or you could hold that money for the next year or two and have something to really cash in on the matching money.

Mr. Coen: Just a two-fer. I know, I think it was last... a couple meetings ago the State said people drop out so there is actually money available. So, in theory, I guess if we had an application in in general, beforehand or when they came out with that and said we have money we could do an application then based on the idea that we have this.

Mrs. Baker: Yes, that went to the people that were actively in... that had received funds that year, which we didn't.

Mr. Coen: Right, Okay.

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Mrs. Baker: We did not have anything to match at that point. That is typically how it works. If you are actively enrolled... I mean we are a certified program through them but since we had no money we weren't involved in that particular funding that year. So, we have to be within that year application round.

Mr. Neuhard: With this next round you definitely ought to consider...

Mr. Coen: Applying?

Mr. Neuhard: Yes.

Mr. Coen: And how would that jive with our calendar for us getting applications and going through all that.

Mrs. Baker: We would have to set that based on... Once we get an announcement from the State, I think we could start looking at it then.

Mr. Coen: Okay.

Mrs. Baker: And decide if we were going to do that or pursue any other...

Mr. Coen: At one point it was in the Ordinance - a specific date.

Mrs. Baker: We changed that to an open...

Mr. Coen: As needed.

Mrs. Baker: ... something about during the open application period.

Mr. Coen: Okay. Thank you both tremendously.

Mr. Neuhard: We will keep working it. Y'all need to keep working it. It will work well I am sure.

Mr. Coen: Okay, PDR Ordinance amendments.

- PDR Ordinance Amendments

Mr. Neuhard: Yes, the Ordinance has been authorized for public hearing and is scheduled for public hearing on June 7th. We have heard no opposition or no issues regarding any of the changes or anything. So we are expecting passage without objection at this point, so it should be good. We have talked about trying to push it to the 14th so that you could be here, but with no opposition or nobody asking questions, we felt like hey, we would just keep rocking and rolling and get in over with and move on.

Mr. Coen: Okay.

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Mr. Neuhard: I hope that doesn't bother anyone. Certainly anybody is welcome to come and say a few words at the public hearing you know, but...

Mr. Coen: It would be at night right? The public hearing?

Mr. Neuhard: That is right and there is... right now, I think, there are four public hearings on, this is later in the night. There are two big ones, the UDA hearing is first and I can't remember the second one right now.

Mrs. Baker: Rezoning.

Mr. Neuhard: Which one is it?

Mrs. Baker: Cambridge properties.

Mr. Neuhard: Cambridge properties rezoning which might also stir up some discussion.

Mr. Adams: So there is no need in showing up until 10:30 or 11 o'clock.

Mr. Neuhard: No it all depends, I don't know, the UDA one... it just depends. I don't know but there are two that could create some discussion at the Board level prior to this one. We are not expecting... we are not expecting any opposition at all at this point. Everything we have done they have been aware of, they have had in terms of reports, I just don't... unless there is somebody out there y'all know that is opposed to the ordinance or the changes that we have done. This all came out of the pilot and I think it is going to be a slam dunk, or it should be. Did y'all get any opposition out there on the work that y'all have done?

Mrs. Clark: I know you are asking me to be there, but I am presenting senior awards at Mountain View that night.

Mr. Coen: That's okay.

Mrs. Clark: I got something.

Mr. Coen: I really don't think we need the bodies. I guess I could email everybody and just say...

Mr. Neuhard: This is coming up.

Mr. Coen: ... and I will be...

Mr. Neuhard: We have done a lot of work on it.

Mr. Coen: Yes.

Mr. Neuhard: Because typically Jeff or Kathy or myself gets up and just give an introduction. It went through without discussion for authorization. They know what is coming. You have already been before them three months ago telling them where you were on it.

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Mr. Coen: Okay.

Mr. Neuhard: The ground work is laid here, I don't foresee... Paul will probably say a few words as he traditionally does in support of it.

Mr. Adams: That is a Tuesday night, isn't it?

Mr. Coen: Yes.

Mr. Neuhard: Yes, that is Tuesday night.

Mr. Coen: Yes.

Mr. Neuhard: Two weeks from now.

Mr. Coen: I appreciate it.

Mr. Neuhard: Rocking and rolling.

Mr. Coen: Alright that brings us to new business, which is the farmers market.

4. New Business

- Farmers Markets

Mrs. Baker: I guess I will start. I think there are two aspects of this that we need to look at. I know we have had discussions in the past and one is just what is allowable by our ordinance and are there things in our ordinance that we need to fix to make it easy for just anybody to be able to establish a farmers market in a certain area. The way it is right now we don't even have a definition for farmers market. The closest thing in our ordinance is a flea market. I am sorry, I actually have definitions to pass out to you. These are definitions out of the zoning ordinance that relate to agriculture and different things related to home businesses. But right now if somebody were to come in on an A-1 property and want to do some type of a farmers market, they would have to do it under what is now defined as a flea market. Which that includes other things besides agricultural products. So, something we may want to look at is going ahead and creating a definition and where in the zoning ordinance we want to allow it. And then the second part of that, of course, is are we looking at getting a farmers market started, finding someone who is interested in getting one started. So, I guess I am just going to open it up for discussion for you all. I do have one other piece of the zoning ordinance here that tells what your agricultural uses are. What you can actually do that relate to those definitions. I don't know if anybody got a chance to read any of the things that I forwarded to you, but basically what was sent was Fredericksburg and Spotsylvania regulations for their farmers market, it was from last year. Their information for the farmers market and the various rules are down there. There are a lot of farmers markets throughout the state, they are run by different groups, different entities. And they all have different rules. I really did not go into printing out a lot of information about the other ones, but if there are specific ones that you are interested in, we could certainly have that information prepared. So, I guess I am going to throw it back to you all and see what at this point you are interested in doing in relation to a farmers market.

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Mr. Adams: Well the first thing I would like to see done is... and I don't know if it is ordinance or definition, but in other words if somebody comes in and says, hey, I would like to start a farmers market at this location, we just hand them a piece of paper that says this is what you have got to do or this is what is allowed. Because, like Kathy said, you don't even have a definition so you know... the one thing a farmers market traditionally doesn't want is flea market stuff. It is apples and oranges so to speak. Sorry for the pun, but you know one of the things that happens and we have heard of three or four... Kaiser Permanente is doing one now in Woodbridge, Fauquier Hospital just started a farmers market on Wednesdays. You know they are trying to get their people health conscious doing this and doing that. Well, if the hospital down here wants to open up a farmers market in their parking lot on Tuesday, just, you know, what do they have to do? And it would be nice to know that maybe not by-right but, you know, if there is a definition this is what you have got to do and a lot of that stuff goes out the window. It is not like you have got to have so many parking spots and...

Mrs. Clark: Just a list of procedures and who to contact.

Mr. Adams: Yes.

Mr. Coen: We have to have some type of ordinance that says what is allowed and what is not allowed.

Mrs. Baker: I mean, I think technically right now you could do it in a B-2 zoning district. You see sometimes these people that do it out in the parking lot of a bank or one of those vacant strip centers that don't have a lot of parking and they have to come in and get permits. But is that what you wanted to be able to allow right now or do you want to be able to go into different zones like your A-1s or... you know you do your own thing. How do you want to allow people to do it? Do you want to allow people to come into your property and join in the wealth? Right now you would not be able to do that. You would not have more than just the person who resides there and grows there.

Mr. Adams: Look at what... I go to farmers... I go to five a week. In Charlottesville it is in the City Park right with the golf course, the batting cages, the ball fields and the tennis courts. Sunday is just in the VDOT parking lot and Saturday is in a municipal parking lot in the town. Thursday is actually a pavilion, they built a pavilion to have a farmers market and Wednesdays is just in the grass right outside the hospital. And you know you set up, you are there for four hours or maybe five hours, you tear down and you leave, so it is not...

Mrs. Clark: Is there some venues that you can work better than others because of the facilities?

Mr. Adams: Oh yes. And it all depends... see what... the other thing you have got to face, there is no market culture here. You know there are market cultures and then there are areas that don't have them so, you know it will take three or four years to get it going. That is what the vendors have to fight. But you... you know what I am looking for right now, because this is what I do for a living, is to have a mechanism in place where I can say okay, we have got the mechanism in place now I want to see about opening up a market at this location on Monday mornings or Tuesday afternoons or whatever. And I would know from the county just exactly what I have got to do. And even if... so many of them are run by... you think the one in Charlottesville is a percentage market. The City of Charlottesville gets six percent of everything that is sold at the farmers market. So once you have the mechanism the second thing is, you know, does the County want to be involved in having a market or do they just want to let people start their own markets.

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Mr. Coen: Marty, were you going to say something?

Mr. McClevey: Yes, I wanted to jump back a little bit and just kind of ask when I see roadside markets, I mean farmers are allowed... are they allowed to simply open up a market on their property?

Mrs. Baker: On their own property, yes.

Mr. McClevey: One their own property.

Mrs. Baker: Without anybody else. If you look and that is under the definition of...

Mr. McClevey: Would the establishment of markets preclude that? Would we have to forego that?

Mrs. Baker: No.

Mr. McClevey: Okay.

Mrs. Baker: There is a wayside stand, wayside market road stand, any structure or land used for the sale of agricultural or horticulture produce or seafood harvested or produced by the proprietor. So you are limited there to who can be selling. But we had a fellow, I guess, who owned a property, he was not producing anything off of that property. He just happened to own a little piece of land that had frontage on Route 17 and he was not going to be able to do it because he wasn't producing, he was getting it from elsewhere and wanted to set up a stand right there.

Mr. McClevey: Right.

Mr. Adams: Where did you just read that from, Kathy?

Mrs. Baker: Under definitions, the very last.

Mr. McClevey: So that is an existing policy that is in place now.

Mrs. Baker: Yes.

Mr. Coen: Right.

Mrs. Baker: But to have more than one person... I mean you can... the only person that can do that is basically the property owner.

Mr. McClevey: And the second thought was... I appreciate the information you sent Kathy... I was going through that University of Kentucky stuff and there was the market feasibility stuff in there. And I don't know, have we gone through the process of determining whether Stafford wants a market and if Stafford County Government really wants to do this? I mean, we are it in a sense, but you know looking at these feasibility things. It looks like we have ideal... we have the population, we have socioeconomic links that would be good...

Mrs. Clark: What we might not have are extra producers.

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Mr. Coen: Right.

Mrs. Clark: Because the ones that are producing now, like Jeff, you are pretty much stretched. You are doing five markets a weeks. That is a lot.

Mr. Hunt: But Jeff could drive to Stafford instead of Charlottesville and make the same amount of money it would not take him long to de-stress.

Mr. Adams: That is right.

Mr. Hunt: I think what we are missing is the sparkplug committee to do this. I mean, I think this could work but somebody's got to pick it up and run with it.

Mr. Adams: I could almost guarantee you if we have the mechanism in place, so you don't have to jump through fifteen hoops to get it done, it will happen.

Mr. Hunt: Yes, I agree with that.

Mr. Adams: But we have got to have those definitions in place. Because why do I want to go approach the hospital to set up a farmers market when, if the hospital comes to the county and says alright what do we have to do to have a farmers market? Well, I don't know. Now I am not trying to... but there would be those of us who would start pushing for a market if we could get these definitions and things like that in place. And if we have the definitions in place and they are the right definitions, but then the County could decide even if they don't want to run a market...

Mr. Hunt: They could let someone else.

Mr. Adams: Well, yes. We can let you use this park or that park on Tuesday afternoon to have a market.

Mrs. Clark: How willing do you think that Stafford County Government would be... how willing would they be to let a farmers market use some kind of Stafford County facility? Because when we did this... I mean this is an issue that has come up time after time after time for the last probably fifteen years at least, I would say. And sometimes Stafford County Government has been very willing, you know they were worried about lawsuits and insurance and stuff like that at one time. When they first did the complex here and we thought about doing it and I wonder if that has changed. The County's willingness has changed, not that that is the only place they you could put a farmers market, but what do you think?

Mr. Coen: Well, I know when we, the last time we bought this up I went to Andre and he said the schools were more than willing to let us use something. Of course school events would come first, if there was a school party, picnic, game or something that day or evening that would take precedent. He was certainly in favor of the idea.

Mr. McClevey: And it depended upon whether you were running year round. Like Jeff, you are doing it during the produce time which would be when school is not in session.

Mr. Adams: I was doing farmers markets in January, February and March, Marty.

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Mrs. Clark: He's got meat.

Mr. Adams: Yes.

Mrs. Clark: You are right, you are not going to have tomatoes.

Mr. Coen: Well, I guess the first thing would be to try to get our ordinance to be more use friendly, I guess.

Mr. Neuhard: I would suggest the first thing you need to do is, you need to attack the zoning ordinance which means you need to define its use and then where you are going to allow it to occur.

Mr. Coen: Okay.

Mr. Neuhard: And then if it is allowed by some mechanism and it is defined it doesn't become the difficult exercise that it is now.

Mr. Coen: Yes.

Mr. Neuhard: What do we call it? What is it? Is it a flea market? Okay, where can flea markets occur? Do you have to have a CUP? Is it by-right? Blah, blah, blah blah. So it seems to me that if you define it as an official use and you have designated the places in the county where it can be through the zoning ordinance, that is the first step. Then you have got a big decision to make and that is, are you going to try to regulate it or how are you going to do that. And then we have to look for the authorities of how it would come down.

Mr. Coen: Yes.

Mr. Neuhard: You know, is this going to be a County function? Are we going to provide the support? That is one thing or is it going to be allowing it to occur but you want certain parameters around the people that do come in and operate that as a private entity. You know, we are the holder of the one at 610 so, yes, we are going to step out there. The private one that was attempted down in Falmouth, we found a way to make it happen and a place where it could happen by simply using park land and you go through the steps of renting the park like anybody else would.

Mrs. Clark: Was that Shannon Howell?

Mr. Neuhard: Yes. Okay, so I think there are mechanisms to do that but I think it was Bob that said yes you are going to have to have somebody in the end that is going to have to do it. I mean it is easy to go after the Zoning Ordinance and get the official part, the policy part done. Maybe a little bit more difficult to get the regulatory part but then you are still going to have to have somebody that is going to jump out there and manage one of these things for you.

Mr. Adams: And that is the big thing, once the definitions are there does the County want to take on a management role and therefore reap the benefits that may be there financially, or do they just want to say no, we will allow it to take place, but we are not going to have anything to do with it. In which case somebody else will organize it and reap the benefits.

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Mr. Coen: So is it my understanding that we graciously grace you with the idea of redoing the ordinance?

Mr. Hunt: Well, should we have a motion for the record that says the Ag/PDR Committee/Commission whatever we support establishing the proper ordinances to set up a farmers market? Should that be on the record?

Mr. Coen: I think so, but I just want to make sure.

Mr. Hunt: Did you write down what I just said?

Ms. Knighting: No sir.

Mr. Coen: Can you play it back?

Ms. Knighting: I got Ag/PDR Committee supports...

Mr. Coen: Recommends.

Mr. Hunt: That is about as much as I remember. That the Ag/PDR Commissions recommends the County start the process of establishing the appropriate regulations and ordinances to allow for farmers markets to develop, and that is the end of the motion.

Mr. Coen: Okay.

Mr. Adams: Well, I will second that.

Mr. Coen: Okay.

Mr. Hunt: As discussion, I would say that is only step one.

Mr. Coen: Right.

Mr. Hunt: But I think we need to go on record that we would like to take step one. And then step two is figuring out who the sparkplug is who is going to write the regulations to, you know, who is going to champion that and whether it is somebody in the Commission or someone like Art, who is going to champion this and snowball this.

Mr. Coen: Okay.

Mr. Hunt: But I think we should probably, tonight, let them know we are approving this and this is the first step.

Mr. Coen: Do you want any indication or do you want to have more flexibility on deciding where you want it or do you want us to give any thought to that? Or do you want to sort of think of it and come back with that to us.

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Mr. Neuhard: From what Bob is saying, I think his... I think this is the necessary first step. Now what I would offer is that staff would work on part of that first step with you. And that is defining... making the definition and defining where you want it and doing the things that are necessary to start taking that through the planning commission process, because that is what you are going to have to do here.

Mr. Coen: Yes.

Mr. Neuhard: And y'all will have to be involved as well as staff in that process. We cannot have it... we can write the regulation, we can tell you where it goes, with your help we can make sure it is what you want, but then you are going to have to do some of the advocacy for it.

Mr. Coen: Yes.

Mr. Neuhard: And so... yeah that is where you start. Now the second part of that we will have to do some more research for you and we will tell you if we need a free standing reg that you might want to consider that says how they are going to be run in the county. That is different than the Zoning Ordinance. But you have got to start by defining it and figure out where you are going to put them... allow then to be put.

Mr. Coen: Yes. Well and then sort of on the same vein, I thought you all were going to check with Economic Development to see if he had any communication with the hospital about doing it in the past. Because hospitals are doing it in other communities and we raised that three or four months ago, we were going to see if Economic Development had already talked to them and could percolate it that way.

Mrs. Baker: No, we haven't but...

Mr. Neuhard: No, they talk to the hospital weekly.

Mr. Coen: That is what was said.

Mr. Neuhard: To my knowledge they have not talked to them about it and I talked to Tim a week... we have been over there recently with a number of functions and that is not on the radar.

Mr. Coen: Okay.

Mr. Adams: The only thing I would say is... because I am involved with so many of them... It is time-sensitive in this regard. The farmers market season actually starts in late January or early February with meetings and that is when we find out what the rules are going to be for this year, what the fees are going to be and we start slotting ourselves. Alright, I have got six Saturday markets to choose from, which one do I want to do? Well, let's see, I am looking for a Tuesday market, who has got a Tuesday market? So all I am getting as is successful markets don't start this time of year, trying to... hey we want to get six people and open a market the first week of July.

Mr. Neuhard: I assume you are talking about next year.

Mr. Coen: Yes.

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Mr. Adams: Yes, that is what I am talking about.

Mr. Neuhard: You are going to try to get your pieces in place so it will happen.

Mr. Adams: But can we, if we start the process fairly quickly, can we be ready by February so somebody could actually start a market?

Mrs. Baker: It depends on if you... I mean the Zoning Ordinance piece isn't going to be too tough.

Mr. Hunt: I would like to say yes, but I don't think so. I think the issues are going to get tangled up with the Planning Commission.

Mrs. Baker: Now I think the bigger piece of it, I am sorry...

Mr. Hunt: Theoretically it could happen but practically I don't think it will, I guess is what I am saying.

Mrs. Baker: I mean, the Zoning Ordinance piece can certainly be done by the end of the year, but you are getting into the other piece that is going to be difficult... determining how you are going to proceed or if you just want to let it happen.

Mr. McClevey: I don't think we can proceed with an Ordinance until we know who is going to run it. Because most ordinances that I have looked at have had either the Office of Economic Development or Parks and Rec, they have had labeling.

Mrs. Baker: I don't think we have to address that in our Ordinance. I think really our Ordinance just has to allow a farmers market and what a farmers market is. You can be as flexible or as inflexible as you want in your definition. I mean, some of the localities actually say you have got to have your... eighty percent or whatever has to be locally grown or within a certain distance. I mean, you all don't necessarily have to include that in your definition because you can include that to your policies and procedures of running a farmer's market. Because you are going to have another step setting out those policies and procedures, you can do whatever you want and make it how simple you want within the actual ordinance.

Mr. Coen: I would say to sort of piggy back, it sort of goes with what you said about the person that wanted to do something on 17 and it was like we are not sure, with the Ordinance in place if there was somebody on 17 or even if the hospital would like, we have thought of it and we want to now move towards it. They can go ahead and move it while we are still trying to decide if as a county we want to try to do such and such and then go forward with that. So I think it gives us some flexibility.

Mrs. Baker: And it does not have to be limited, I mean the County can do one and someone else could want to have one in another part of the county.

Mr. Coen: Right, C and T could say we want to do...

Mrs. Baker: Well, they already have one.

Mr. Coen: I am just saying, just for instance, if they want to do something on 17 or out your way. Okay, did you want to contribute anything?

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Mr. Hart: I am a fly on the wall.

Mr. Coen: I know flies talk.

Mrs. Clark: Well, I was... obviously I emailed Art since you had asked me too. Because when we had talked about this before Art's name had come up as maybe a sparkplug that has started so many wonderful projects in Stafford. And maybe you would consider... I mean if we had a farmers market would you consider sort of managing it or whatever, but maybe you even have ideas of other people that might want to manage because you know everybody.

Mr. Hart: Too many people know me. I am not a candidate for this, I guess I have... I was born on a farm, a general farm with tobacco. I worked in agricultural professions throughout. I worked the whole country at one time I had fifty states in my territory and had some feeling for what it is about. But I have occasionally teased people with farmers markets. When you go there, and I went by there two Saturdays ago and there were pineapples and oranges in April. And I thought, well, this is a stretch, so that is what I tease about, where do you grow the pineapples? I think I see the mood of purchasers switching towards buying locally. There is more switch towards buying organic than I thought there would ever be. And I think if run right, clean and offering some additions other than just selling stuff out of the back of a truck. A lot of times during the day young women come with their kids and the kids have got to have something so if you had a goat in a little pen there or a slide board or something for the kids, the kids would say mom, let's go to the farmers market today. And it would be more than just go buy your pineapple and some sweet potatoes. Gail asked me for some of my thoughts and I think I gave her a list of about twenty-five.

Mrs. Clark: You did and because I was making a mad dash for the hay field I forgot to print those out, but I can certainly forward them to everybody if that is okay with you Art.

Mr. Hart: Yes, if you would like.

Mrs. Clark: Because I think there were several on that list that, as we start making an Ordinance, I think it would be good. But also if we go that second step and start looking at the specifics of what farmers markets specifically means in Stafford. I think there were several good ideas on that list.

Mr. Hart: But you would have to have somebody who is dependable, who is going to be there. If I am going to drive ten miles one way to the farmers market and there is nobody there then I am not going back. If there is one person there I might not go back. So there needs to be some organization, some promotion and dependability, I think. But that is just what I think. You all can run it out of the back of a pick-up truck or have a fruit stand or a veggie stand on your own property that is good. I had a State Entomologist at one time work down the hall from me and he said he grew up in Ohio and he grew up on rotten food. I said "how was that? I thought you were on a truck farm". He said we did, we sold everything we could and what was going bad, pinched or broken we ate that, so we grew up on rotten food. You probably remember your mom sending you to the cellar to get potatoes or apples or something like that, she would say get the ones that are going bad, don't get the ones that are good because they will last. So we grew up on rotten food too. Just a reaction to the first thing I heard here tonight was we are going to change the Ordinance we are going to have to have regulation. And I am against that. We have to have some I guess, if we already outlaw it, it will take some fixing. But it is too bad it is outlawed already from the get-go. And it is just too bad that we regulate the socks off of everything. Stafford kind

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of has the reputation of being the last one to get on board and drag along. And Bob is saying you know, we might get it done in the next eight months, but I doubt it. And I would doubt it too, I would not bet that you can get it lined up by next January or February, but I think that is when you have to get it lined up if people want to do it next year. I remember one other thing - on Poplar Road there is a farm there, fifty five acre piece of land. And Elwood, I can't think of his name, he is known as Tinky. He repairs small engines, lawn mowers. Perry, Tinky Perry. He has a big garden, a long row of grapes, a nice garden, as nice as I have seen as I am out riding around. Mr. Crisp, Supervisor Crisp's wife, Bobbie and I started a committee to plow gardens for senior citizens and we do that and so I notice gardens as I go along. Well, Tinky had a little card table out there with a few veggies on it. The honor system, which you leave your coins in the plate and only one person cheated him that he knew of. And he would sit at his breakfast table and have coffee and watch from fifty yards away, but the same woman would come and take stuff every time and not pay him. But then he thought there might be some County requirement on this. So his wife works as a volunteer down there answering the phone one day a week so she asked around and I think she told me fifty dollars. It was going to cost him fifty dollars to become legitimate to sell his surplus squash, cucumbers, snap beans and tomatoes out there on that table and that is just wrong.

Mrs. Clark: I don't think that is...

Mr. Neuhard: Not at the County, we got nothing, maybe the Health Department but not the County.

Mr. Hart: They said no, you have got to have a business license if you are going to do that and so you have got to go through the whole nine yards.

Mrs. Clark: Well, I mean I do sell from my house. I have a little car port and I put a sign out, a legal sign. But the only thing that I have ever heard because I am selling what I grow is that I need to collect State sales tax, which I do and I have never paid a fee to the County to sell from my own place.

Mr. Coen: That is one thing that we want to make sure is that if somebody were to call that they would get the right information.

Mrs. Clark: Right, because maybe they got the wrong information.

Mr. Coen: Yes.

Mr. Adams: I can tell you how that is handled in a couple of places. Charlottesville, you have to have a business license, but the business license is free and you are only allowed to use it at that farmers market. You know so that business license does not do any good selling from... the City of Manassas is the same way. The City of Manassas it is one of two things. It is a free business license if all you are doing is selling your product and nobody else's. But their rules are a little bit different and for five hundred dollars you can get a peddlers license and that is how those produce people were able to sell bananas and pineapples, but they paid that five hundred dollar fee.

Mrs. Baker: But it could be that somebody needed a zoning permit if they weren't in the right zoning district to let somebody just sell off of their property like that. So that could be... you would have to know more about that.

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Mr. Coen: When you all work on the Ordinance that is something valuable to look at. Because I agree with you on that, if somebody is just... I remember when Lou Whitefeather was on and we were talking about this, what was it two years ago, and it was the same deal. She was growing snap peas... was it snap peas?

Mrs. Clark: Yes, something...

Mr. Coen: Green beans, that she grows on her property and she was... same deal she just wanted to sell it on her property and was worried about, you know, if that would be considered...

Mrs. Clark: I think it was not A-1, but that is something...

Mr. Coen: That is something to deal with.

Mrs. Clark: That is something that we can do because I think it needs to be as flexible as possible to encourage as much as possible.

Mr. Coen: Yes.

Mrs. Clark: There are a lot of people that have nice size lots that would allow them to have beans or flowers or gardens that they could definitely have excess that they would be able to sell.

Mr. Adams: A farmers market is permanent but there is nothing there. Everybody shows up at six o'clock and they set up, they go until noon when it closes and by one o'clock the parking lot is empty again. But you know where it is at week after week after week, but it is a... well, I won't say it is a permanent location but there are no permanent structures.

Mr. Coen: Right. Is there any other discussion on this? I think, sort of, our guidance to you, and we have to formally vote on that motion, is that we also want to make sure it is flexible when you are looking at the zoning aspect. But again it is sort of... Art's story is telling because that is what we want, it ties right back to what Jeff was saying, we want it that is somebody calls up and says look or comes in and says look I want to sell excess squash on my front yard people know what is acceptable and what can be done and it is no squishiness about it, no pun intended. That if everything is up and aboard they are not going to be stuck cancelling doing something like that because they are afraid of some fifty dollar fee that really does not need to be there. So, sort of ties what we really want to do together. Any other discussion?

Mr. McClevey: On farmers market?

Mr. Coen: On farmers market. We need to vote on Bob's motion about the having staff working on the Ordinance and we can just keep just talking about farmers market.

Mr. McClevey: I thought we already voted on that.

Mrs. Baker: No formal vote.

Mr. Coen: No formal vote yet. I follow that.

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Mr. Adams: Well, I am voting yes because I seconded it.

Mr. Coen: That is right. Alright all those in favor of... do we need Mr. Hunt's motion read again? Seeing none, all those in favor of the motion say aye.

Mr. Hunt: Aye.

Mr. McClevey: Aye.

Mr. Adams: Aye.

Mrs. Clark: Aye.

Mr. Coen: Aye. Opposed? Okay, that is unanimous. Any other discussion on farmers market? Marty.

Mr. McClevey: You were talking about zoning and, yes, I think the markets have to be where the people are. What I was thinking here was you need to put it where you have got... where the people will go to the market and it is near a wholesale produce area, which I don't think we have any of that in Stafford. Or we have to make it flexible in zoning where we are going to bring that market to subdivisions and schools are almost ideal for that. I guess schools have been located proximal to population.

Mr. Adams: Well, Kathy, is some of this easy in the sense that... I know in Manassas or Prince William County, the Town of Warrenton, Spotsylvania... can you just call a couple of localities and say to you have a definition of farmers market and they just send you something?

Mrs. Baker: Yes, we have done that.

Mr. Adams: So we don't have to reinvent the wheel in a lot of cases, we just have to change the tire pressure.

Mr. Coen: I like that.

Mrs. Baker: Yes, that is the first place we normally go when we start to tweak our Ordinances. We look at other localities that have already done it.

Mr. Coen: So, what we are sort of looking at is the actual Ordinance to have a farmers market and to clean up the language or what not for people who are trying to do something on their own property and make it clear.

Mrs. Baker: And you all can certainly look at the other jurisdictions and see if you have any recommended changes or if you have... I mean, really the wayside stands are only in the A-1 and A-2... they may not be in A-2.

Mr. Coen: You can check on that.

Mrs. Baker: Do you want to expand it anywhere else. Well, A-1 and A-2 are really the only places where you can grow agriculture so having a wayside...

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Mrs. Clark: Well, you could put a garden in any subdivision.

Mrs. Baker: Well, that is true.

Mrs. Clark: You can put bee hives in a lot of different places you know. So I think I would say that not necessarily.

Mrs. Baker: Okay.

Mr. Coen: Yes, I would look at that and see...

Mrs. Clark: And you don't want somebody...

Mr. Coen: Especially with the new zoning...

Mrs. Clark: ... even in a subdivision to not be able to sell extra tomatoes out front.

Mrs. Baker: And I guess the only thing about that is there are certain subdivisions that have covenants against it.

Mrs. Clark: Yes, that is right and that is different. But I don't want the County to take little kids that want to sell tomatoes I don't want them to not allow that.

Mrs. Baker: I mean, the one discussion throughout the establishment of these UDA areas is you have got areas that you promote walkability.

Mr. Coen: Yes.

Mrs. Baker: Promoting people gathering in civic areas...

Mr. Coen: Yes.

Mrs. Baker: ... and that is one of the things that people have talked about allowing in one of these UDAs. Now the development of those are a ways down the road, I mean for actual construction, but it is probably an area you would want to consider allowing.

Mr. Coen: Right.

Mr. Adams: I will tell you who else likes farmers markets. You would be amazed at the number of politicians at election time. No, I am serious. They are there during election time.

Mr. Coen: They are everywhere during election time.

Mrs. Baker: Because that is where your communities are.

Mr. McClevey: I think one of the things we want to do is we want people... anyone to be able to produce but we don't want them to do it in their front yard. We want a place where they can take it or transfer it to

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where it is sold. So, I mean, I don't think we are looking at a broad scale, let everybody do something, I think we ought to keep what we have. Which is like the road side things, but we want them... there is nothing to prevent me from raising my tomatoes and taking them to Jeff and saying Jeff, are you going to go to the market today. Here is a couple dozen tomatoes, can you take...

Mr. Adams: The farmer's market rules may....

Mrs. Clark: Well, maybe it is two different things but I like the idea of people being able to use the honor system and put out a bunch of pumpkins on their picnic tables and say two buck a pumpkin.

Mr. Coen: Yes. Okay, do you think we muddled it or made it fairly clear for you?

Mr. Neuhard: We will work on it.

Mr. Coen: Okay. Oh, could you feel around to the various... I think I already know the answer but just for the sake of being polite and what not, before we go to the second stage of would the County be willing, can you sort of feel around and see what the feeling is. You know, if we were to try to do something that would be County run. Is the BOS even interested in it? Would it make... be worthy of them to even try... or want the County to get involved in it? I am sure that... not staffing. I will be quite honest, I think I know the answer to this already, but you know is there already something there? You know, that could help us one way or the other. Honestly, if we had the basic information already.

Mr. McClevey: There are socio-economic advantages of getting revenue back to the County by keeping revenue and keeping your people buying within the County and that kind of stuff. So I think taking it to the office of Economic Development with somebody involved in economics in the County to throw it on their table and say, you know, you want a large chain grocery store to come into the County so why don't you want to oversee farmers selling their wares here which the County gets all that money from.

Mr. Adams: Well, see, where there are market cultures, I will go back to Charlottesville. Their Saturday market, it is a great market and people drop markets to go there because they are bringing in two hundred thousand dollars a Saturday. The County is getting six... the County or the City of Charlottesville is getting six percent. I am not real good at math, but they can afford to pay somebody five hours on a Saturday to stay there when that money is coming back to Parks and Recs.

Mr. McClevey: So throwing it back on the table here, do we have enough farmers...

Mr. Adams: Now that is a market culture.

Mr. McClevey: ... here to support farmers markets in the County? One or two, one north and one south or something to...

Mr. Hunt: I think it is an experiment Marty. I think it is an experiment.

Mr. McClevey: And we should not be experimenting.

Mr. Hunt: Why not.

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Mr. McClevey: Because we should know. I mean we have got people here who have Ag experience that know people will buy the produce. I don't want us to plan something that is going to fail. That is why I was saying go back to these of market feasibility, we kind of need to know up front if people are interested in participating in this thing and we know people will buy.

Mrs. Clark: I do agree that we know people will buy, we don't know who will sell. I totally agree with that. Because at the moment there are not that many people in Stafford that are producing at this kind of scale. I mean C & T is but they might be stretched. I don't know, they might see it as competition for their very well done stand already.

Mr. Adams: Yes but C & T is doing four and five markets a day.

Mrs. Clark: I know they are doing...

Mr. Adams: They are doing Alexandria, they are going to Eastern Market...

Mrs. Clark: So they might be willing to go to Stafford too, you might be willing to come to Stafford. You are very big. I am teeny compared to y'all and if it was a Saturday I would have to say no because I do real well at my house on Saturday. But other than the three of us... I mean I know a couple of people that might do honey, a couple people might do eggs, but there are not a whole lot of people out there that I can guarantee that produce in Stafford that would sell in Stafford. However, if you could convince a couple of people outside of Stafford to come and help you and you could get commitments for one year from maybe six producers, I do think that you can bring in extension to help sort or generate and encourage new producers. But I, you know, it is sort of which came first the chicken or the egg kind of thing and I don't know that you are going to start boom day one with the right number of consumers and the right number of producers.

Mr. Coen: Yes.

Mrs. Clark: I think it is going to take a couple of years.

Mr. Hunt: I don't think I articulated myself, I understand your point completely. I don't want it to fail, but I think it is sort of an experiment. We won't know until we try to do this and you know, you raised the issue, you have said several times it is a market culture if we can create that culture in Stafford.

Mr. Adams: What may fail will be the venue. We may have it at the wrong place...

Mrs. Clark: At the wrong time.

Mr. Adams: ... at the wrong time.

Mr. Hunt: Yes. But I think if the public got used to it, it could be... I see it more as a community service than a revenue generator but I think when a community service is done right it could become a revenue generator.

Mr. Adams: Yes, because once it is successful where you can start doing it like Elizabeth does with those SNAP programs and stuff.

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Mr. Coen: Right.

Mr. Adams: And then, you know, Social Services starts doing a lot of advertising for you and one thing or another it is... and it is a traveling carney show.

Mr. Coen: In the nicest sense.

Mr. Adams: No. You know because it is what I do for a living, tell me what you want and I can find you three or four vendors to do it. But I won't do that because I am all about market mix. A market will only support so much of a pie.

Mrs. Clark: We need to make sure...

Mr. Adams: Exactly, if you have seven people trying to sell honey at a farmers market all seven of them are going to fail.

Mr. Coen: Yes.

Mr. Adams: If you have one person selling it until the market gets big enough to handle a second one, then everybody is happy. And that is the way a lot of these markets are run.

Mrs. Clark: They audition.

Mr. Adams: Well, they have a formula that will allow this many produce stands, this many bakers, this many, you know.

Mr. Hunt: And that is why we need to have someone to run it.

Mr. Adams: That is all your rules. Again that is the rules, again that is not the Ordinance, that is the rules.

Mr. Coen: And that will be the next step. Okay, so you have got an idea what to do.

Mrs. Baker: The Ordinance.

Mr. Coen: Yes, the Ordinance. And what to do about Economic Development, Parks and Rec and what not.

Mr. Hart: May I make a suggestion?

Mr. Coen: Yes sir.

Mr. Hart: You have got them working on the government stuff, the Ordinance and so forth. Why don't you have a committee to contact these other markets and work on the market standards for regulations and stuff? Then they would be running parallel and save some time.

Mr. Coen: Okay, can you... would you head of that? Because you are at those markets and you could probably get those?

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Mrs. Clark: You don't do Spotsylvania, do you? Or Fredericksburg?

Mr. Adams: No, but I have the rules.

Mrs. Clark: Oh, you already got them?

Mr. Adams: I brought them.

Mr. Coen: Yes, you got them, you brought them to the last meeting. Okay.

Mrs. Clark: Alright, done.

Mr. Coen: If somebody else would work with him to sort of see what they have and gel it together.

Mr. Adams: See, the only thing you have to do on the... I would not even worry... unless the County is going to get involved we don't need to worry about rules. If I am going to start a private market they are going to be my rules. You guys don't need to be involved in it. If the County is actually going to have a say in the market then we can work on the rules.

Mr. Coen: Right. Well, if we sort of streamline and look at the rules if we get them and come back and we have an Ordinance and then we get some feel for one way or the other, then we can hit the ground running with some type of idea about the rules. As opposed to "okay, we want to get going, now we have to stop and start looking up stuff for the rules".

Mr. Adams: And I would ask Mike what he asked about... you know, feeling it out. The second part is the County may have no interest in running a market at all.

Mr. Coen: Right.

Mr. Adams: But will they allow us to actually use part of this parking lot like on a Saturday even though they are going to be hands off. Can we at least use the facilities?

Mr. Coen: Cool.

Mrs. Clark: I do think that there is some merit in taking a look at the actual rules from other markets because I think it goes back to what somebody was saying. If somebody comes to the County and wants to do a farmers market, we can not only hand them the Ordinance but we can also say you have got some flexibility on how you run it but this is a possibility.

Mr. Coen: Right.

Mrs. Clark: Once again this is a possibility to use for a template. And then we can... by structuring the rules the way we like it we can have some influence over how a potential farmers market may be run.

Mr. Coen: Okay, will you two work on that?

Mrs. Clark: Yes.

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Mr. Coen: Okay.

Mr. Adams: Because the two big questions are: is it going to be a producer owned market?

Mrs. Clark: That is huge.

Mr. Adams: Second question is what radius are you going to allow?

Mr. Coen: Right.

Mr. Adams: I don't like the King George model where it is...

Mrs. Clark: King George only.

Mr. Adams: ... King George people only.

Mrs. Clark: But they have taken a real ownership of that.

Mr. Adams: Oh, yes.

Mrs. Clark: They have gotten that to a point where they have won a national award because they got people so committed to their market that they were able to devote...

Mrs. Baker: They have a lot more agriculture.

Mr. Coen: Yes, really.

Mrs. Clark: They do, yes King George does.

Mr. Coen: Okay, so it that? Is everybody set?

Mr. McClevey: Is marijuana a local...

Mr. Adams: Global, sold under the table. You don't put that out with your corn.

Mr. Coen: No, you grow it and you sell it in D. C. where it...

Mrs. Clark: No, no, no, no, no, no y'all stop.

Mr. Coen: Okay, any other new business?

Mrs. Clark: Just sort of a... on the side. The 4-H and FFA junior livestock show was held, was it last week or week before last? And there was still, you know, quite a few Stafford kids involved and I just get so excited. There were probably nine or ten, I think, students from Stafford that were showing and they sold a club hog, which means that the hog was sold to a lot of different people and the money goes back to support the Stafford County students. And they all came and they all just looked so cute. And they

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had, Stafford County had all four. We had goats, and we had sheep and we had cattle and we had hogs representing Stafford County and I just thought that was awesome and I just get real excited.

Mrs. Baker: Where was that?

Mrs. Clark: It is held every year at the actual Fredericksburg Livestock Market, down in Fredericksburg. And it is the third Wednesday... second Wednesday in May. And every year they show all morning. They do the species showing and then they do groomsmen awards and then they do showman ship awards and in the evening they sell. And there are tears from some of the kids when some of the livestock goes.

Mr. Adams: But a lot of those kids believe it or not walk away with eight or ten thousand dollars in their pocket after Wednesday night.

Mr. Coen: Yes, I remember that.

Mrs. Baker: And that is the kind of thing we really ought to be posting on our web page.

Mr. Coen: Yes.

Mrs. Baker: And you all need to let me know about those kinds of events because it is...

Mr. Adams: Well, North Stafford, what day was it? The first Monday in May they had their annual plant sale...

Mr. Coen: Yes.

Mrs. Clark: The FFA.

Mr. Adams: And by Wednesday afternoon they had already set a record for the amount of sales that they had.

Mrs. Baker: See, our Economic Development Department does a newsletter too and those little kinds of things would be something that could start getting the word out. There is still some agriculture alive and well in Stafford.

Mr. Adams: Well, it is in some points, but the other thing is they don't need any...

Mrs. Clark: Advertising.

Mr. Adams: They do two sales a year. They do the poinsettias for Christmas and the plants for the spring. The green house is so big and they are selling a hundred percent of what they have got and they have got no...

Mr. Coen: I agree.

Mr. Adams: They don't need it from a publicity point of view.

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Mr. Coen: We should be letting them know so they can put it on the web site. So if you hear ahead of time.

Mrs. Clark: Those are definitely two things that our Stafford County youths participated in.

Mr. Coen: Especially the youth. Anything else? We had a visitor or a big bunch of visitors a couple weeks ago. I came home from work and my mother is trying to make me do yard work and I could not hear her over all the buzzing. And there is a bunch of bees in our front yard. So we sort of panicked and thought they were making a hive out in the tree so I called Doug Sullivan. And his estimate was seventeen thousand honey bees had migrated and was visiting us before they went to the next place.

Mr. Adams: That is what they call a swarm.

Mr. Coen: Yes.

Mr. Adams: If you called a bee keeper they would have...

Mrs. Clark: Come over there and captured it.

Mr. Coen: That is what Doug did.

Mrs. Clark: Okay.

Mr. Coen: He took it and then he came back another day because a whole bunch of them, five hundred of them did not go. They were out scouting so he had to come back a second day and take the rest of the gang to them. So they are now nestled nicely at the Sullivan's making honey. Happy as could be. And my mother was... our first thought was we should take a hose at night and knock the hives down into a plastic bag. I said are you going to hold the bag? She then decided she did not like that idea and we realized it was not a hive it was just all of them hanging on each other. But we did our part to help keep the bee population.

Mrs. Clark: That is good.

Mrs. Baker: That is good because aren't they declining?

Mr. Coen: Yes. Okay our next meeting is June 27th. Have we, I don't think we have put anything specifically on the agenda, so is there a feeling... we have by June, we will know what happened at the public hearing, but I don't know that there is anything to discuss. Is that going to be too soon for Ordinance discussion?

5. Next Meeting

- June 27, 2011 Regular Meeting

Mr. Neuhard: We should be able to have some language by then, at least for the Zoning part of it.

Mr. Coen: Okay. And do you think that you could have...

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Mrs. Clark: I would think that we could get together and look over the rules and come to a place to start.

Mr. Coen: Okay.

Mr. Adams: Yes, I am free on Mondays and Fridays.

Mrs. Clark: Well...

Mrs. Baker: Because y'all did talk about not having a July meeting because of vacations and such.

Mr. Coen: Yes. So we will have the June 27th and not the July meeting. Is that the feeling of the Committee? Is there...

Mr. Adams: Come to think of it that will be good because I have four H camp that week.

Mr. Coen: Okay. Alright so we are set to meet June 27th and take July off and then we will play August by ear. It will be August 22nd anyway because that is a longer month. Okay, if there is no other business is there a motion to adjourn?

6. Adjournment

Mr. Hunt: So moved.

Mr. Coen: Second?

Mrs. Clark: Sure.

Mr. Coen: All those in favor of adjourning say aye.

Mr. Hunt: Aye.

Mr. Adams: Aye.

Mrs. Clark: Aye.

Mr. McClevey: Aye.

Mr. Coen: Aye. Thank you. Thank you Mr. Hart for visiting, it was good seeing you again.

With no further business to discuss the meeting was adjourned at 8:55 p.m.